

**Full Planning Application
at
43 Craigmount Gardens
Edinburgh
EH12 8EB**

**Development Quality Sub-Committee
of the Planning Committee**

Proposal: Attic conversion with extended roof, dormers, roof windows
and ground floor extension
Applicant: Mr + Mrs Marshall
Reference No: 03/00640/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The property is a bungalow with a pyramid style roof situated on the corner of Craigmount Grove with Craigmount Avenue. The land rises gently from the south (rear) to the north (front) of the property. The wider area is characterised by detached bungalows many with dormers and extensions. Small trees and shrubs screen the property along the western boundary.

Site history

Planning permission 02/02783/FUL was refused on 28 January 2003 for the following reasons;

The proposed extension, by virtue of the roof alterations, would prove contrary to policy H4 of the North West Edinburgh Local Plan as it would be out of character with the surrounding area.

Development

The proposal is for an extension to the western side of the property with a sunlounge to the rear. It is also proposed to change the property from a pyramidal style roof to hipped ends with two dormers proposed on the front elevation and a dormer and three veluxes to the rear. A dormer window on the western side elevation is also proposed.

The proposed side extension would link onto the existing flat roofed extension. It would measure 3.3 metres in width and would protrude 3.2 metres to the rear of the property where the sunlounge would be finished in hexagonal form with five roof lights proposed.

The proposed dormers would have pitched roofs measuring 2.3 metres in width with a vertical astragal.

It is proposed that the roof be finished in slate to match the existing and that the base of the rear extension is finished in wet dash to match the existing dwelling.

Consultations

No consultations undertaken.

Representations

One letter of representation was received outwith the publicity period. Due to confusion regarding neighbour notification this objection letter has been accepted. The concerns may be summarised as follows;

- Traffic: additional accommodation will mean additional cars causing further traffic congestion at the junction of Craigmount Gardens with Craigmount Grove.
- Amenity: loss of trees and hedging. Overlooking of number 9 Craigmount Grove.
- Speculation that property may become a GuestHouse.

Policy

The proposal is subject to the Housing and Compatible Use policies of the North West Edinburgh Local Plan and the Urban Area in the Draft West Edinburgh Local Plan.

Relevant Policies:

North West Edinburgh Local Plan

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy H7 Housing Development Quality seeks to make best use of land without affecting the character of the area whilst make provision for amenities.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the Committee needs to consider:

- a) Whether the scale and design is satisfactory given the setting of the site;
- b) Whether the proposals are detrimental to residential amenity or road safety.

a) Various roof alterations and extensions have been carried out in the street and whilst it remains characterised by pyramidal roofs the proposed alteration to a hipped roof is considered to respect both the character of the street and the appearance of the existing building. The property is on a prominent corner site, but the proposal would not have a detrimental impact upon the character of the street.

The proposed side extension would link comfortably with the flat roofed utility room providing a point of detail to the rear. The side elevation would not impact upon the street scene due to its proposed height and established boundary screening. The proposed extension would not cover more than one third of the depth of the garden and a garden depth exceeding 9 metres would remain. The proposal complies with the Council's non-statutory guidelines in respect of House Extensions.

b) The proposed roof alterations are in a gable to gable situation thus no detrimental overshadowing would occur. The proposed side extension would be, at closest 8 metres away from the mutual boundary, which has some screening and would not give rise to any undue overshadowing or overlooking of the adjoining property. The proposed dormer windows to the front look across the street and to the rear looks onto the applicants site. The proposal would result in the loss of some small trees and shrubs along the western boundary of the site. These are not protected and their loss is not considered detrimental to the amenity of the area. The ground and first floor windows would look onto Craigmount Grove and be 20 metres from the properties across the road in compliance with privacy guidelines.

The access to the property remains unaltered and therefore there are no transportation issues.

The proposal complies with the relevant policies and non-statutory guidelines and would not prejudice the amenity of neighbours or the character of the area.

It is recommended that the planning permission be granted, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Jennifer Young on 0131 529 3903 (FAX 529 3716)

Ward affected 23 -Gyle

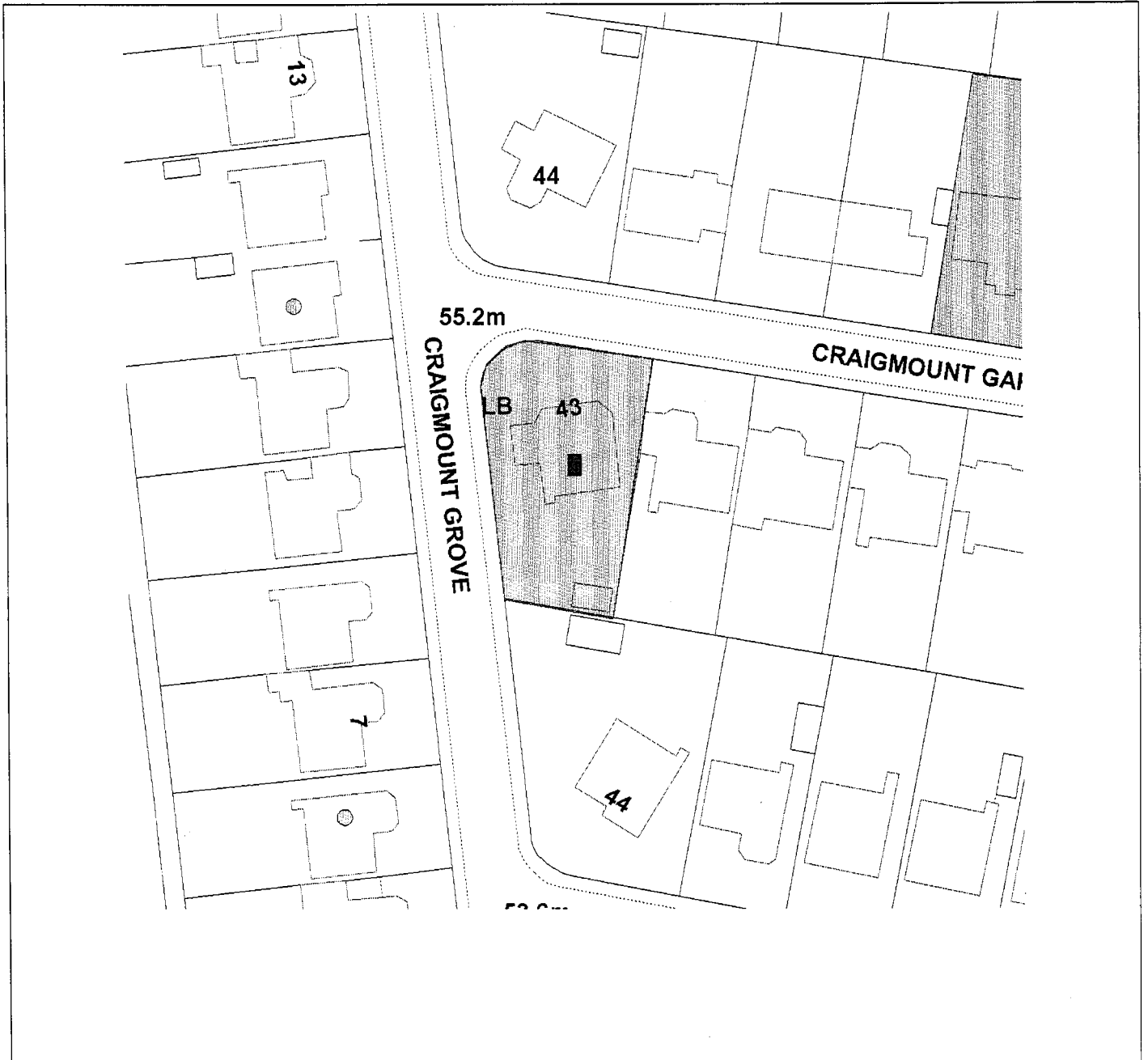
Local Plan Non Statutory Policy/Guideline

**Statutory Development
Plan Provision** Housing and Compatible use

File

Date registered 27 February 2003

**Drawing numbers/
Scheme** Scheme 1
1-5



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			